

**MINUTES OF MEETING
BEACH ROAD GOLF ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beach Road Golf Estates Community Development District held a Regular Meeting on July 19, 2021, at 1:00 p.m., at the Bonita National Golf and Country Club, 2nd Floor of the Clubhouse, 17671 Bonita National Boulevard, Bonita Springs, Florida 34135 and via Zoom at <https://us02web.zoom.us/j/81142213094> and telephonically at 1-929-205-6099, Meeting ID 811 4221 3094, for both.

Present at the meeting were:

Barry Kove	Chair
Daniel DiTommaso	Vice Chair
Joseph Grillo	Assistant Secretary
Peter Leyon	Assistant Secretary
Denise Kempf	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Michelle Sorbello	McDirmitt Davis
Mark Loewe	HOA Community Association Manager
James Warback	Resident/HOA President
Mike Henken	Resident
Dennis Acker	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:01 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments

Residents James Warback and Mike Henken asked about the lake bank erosion repairs. Mr. Adams stated an update would be provided later in the meeting. Mr. Kove asked if a representative from M.R.I. Underwater Specialists (MRI) contacted Mr. Henken regarding his

concerns. Mr. Henken stated MRI was at his location on Thursday and left a note, as he was unavailable. He since responded and an appointment was scheduled for tomorrow afternoon at 1:00 p.m. Mr. Kove acknowledged confirmation of the meeting with Mr. Rodney Yarnell.

THIRD ORDER OF BUSINESS

Update: Lake Bank Erosion Repair Project

This item was presented following Item 10B.

FOURTH ORDER OF BUSINESS

Presentation of Audited Financial Statements for the Fiscal Year Ended September 30, 2020, Prepared by McDirmit Davis

Ms. Sorbello presented the Audited Financial Report for the Fiscal Year Ended September 30, 2020 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

In response to a question regarding the “Financial Highlights”, on Page 3, Mr. Adams stated liabilities exceeding assets is common and occurs early on because the CDD’s biggest liability is the outstanding debt that is being repaid. Asked why the assets in 2020, as reflected on Page 4, were so different from those of 2019, Ms. Sorbello stated it was primarily due to timing from year-end to year-end and, oftentimes, a CDD’s total liabilities decrease by over \$1 million. Regarding the reports, Ms. Sorbello stated all of the compliance reports indicate that the CDD is in compliance with all laws and regulations for everything that was tested. Asked about the audit timing, Ms. Sorbello stated the issue date is typically June 30th but this time, the audit was issued in May.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-05, Hereby Accepting the Audited Financial Statements for Fiscal Year Ended September 30, 2020

Mr. Adams presented Resolution 2021-05.

On MOTION by Mr. Grillo and seconded by Mr. Leyon, with all in favor, Resolution 2021-05, Hereby Accepting the Audited Financial Statements for Fiscal Year Ended September 30, 2020, was adopted.

SIXTH ORDER OF BUSINESS

Update: Streetlight Installation Project on Bonita Beach Road

Mr. Adams had no update; Florida Power & Light (FPL) has not installed the poles yet.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2022 Proposed Budget

Mr. Adams stated no changes were made to the proposed Fiscal Year 2022 budget since the last meeting. Year-over-year, the CDD would not be responsible for the upfront capital requirements for the streetlighting project, which was pre-paid; in exchange, the CDD would take over lake and wetland maintenance from the Master Association. It was noted that the CDD has yet to receive the paperwork from the HOA to proceed with the transfer of the preserves and the lakes. Mr. Warback stated the Agreement was approved by the HOA Board and would be forwarded. Mr. Adams stated, year-over-year, there would be a \$27 to \$28 increase in assessments, per unit, on the operations and maintenance (O&M) side. He requested authorization to send a Mailed Notice to all property owners.

On MOTION by Mr. Kove and seconded by Mr. Grillo, with all in favor, authorizing Staff to send a Mailed Notice to all property owners, advising of the assessment increase, in the amounts listed on the Assessment Table, on Page 7 of the proposed Fiscal Year 2022 budget, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2021. He responded to questions regarding the audit deadline and transfer of maintenance of the ponds and wetlands, in relation to the assessment increase.

NINTH ORDER OF BUSINESS**Approval of June 21, 2021 Regular Meeting Minutes**

Mr. Adams presented the June 21, 2021 Regular Meeting Minutes. Asked for an update on the CDD “self-reporting” itself to the South Florida Water Management District (SFWMD), on Line 45, Mr. Adams stated an address was needed for follow-up and inspection purposes; he asked for it to be provided after the meeting. Regarding the reference to felled trees, on Line 61, it was noted that ten trees were removed by the SFWMD.

On MOTION by Mr. Grillo and seconded by Mr. Kove, with all in favor, the June 21, 2021 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**STAFF REPORTS****A. District Counsel: *Coleman, Yovanovich & Koester, P.A.***

Mr. Urbancic stated Substitute Bill #53 was enacted by the Florida Legislature, which requires the CDD to perform a Stormwater Needs Analysis by June 30, 2022, for submission to the County. Mr. Urbancic stated this appears to be primarily an Engineering function and recommended placing it as a discussion item on future agendas.

B. District Engineer: *Banks Engineering, Inc.*

There was no report.

- **Update: Lake Bank Erosion Repair Project**

This item, previously the Third Order of Business, was presented out of order.

Mr. Kove gave the following update:

- MRI completed erosion repairs for all single-family homes and commenced repairs on the multi-family homes last week.
- Mr. Nagle would inspect a few spot repairs that are needed.
- The follow up has been quite efficient.
- For the multi-family homes, MRI is reconfiguring the gutters to make sure they are in one motion toward the lake and from there the berms would be installed.
- It would take up to two months to complete repairs on the multi-family homes.
- The project is on schedule and proceeding successfully.
- MRI would use a small Bobcat later this week to finish touch-up work on the west side.

➤ Residents who installed rip-rap were asked to remove it within the next 60 to 90 days.

Mr. Adams stated the aquatic plantings would be installed in August but Staff would first perform a review and analysis of the current system to identify deficient areas, formulate a planting plan and publicize a request for proposals (RFP). Discussion ensued regarding plant types, plant quantity, a map and water and grass lines.

Mr. Kove stated the traffic study was moving forward; it would be presented to the HOA first and then to the CDD. The plan is to meet with both Engineers in August and have them proceed with it.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

Mr. Adams introduced Mr. Shane Willis and discussed his professional background.

Resident Dennis Acker asked if there is a map of the multi-family homes that would be undergoing lake erosion repairs. Mr. Adams replied affirmatively. Discussion ensued regarding the pipes behind a specific residence, the flow way, the catch basin, construction debris and an alligator sighting.

- **NEXT MEETING DATE: August 16, 2021 at 1:00 P.M. (Adoption of FY 2022 Budget)**
- **QUORUM CHECK**

The next meeting will be held August 16, 2021 at 1:00 p.m.

ELEVENTH ORDER OF BUSINESS

Audience Requests

Comments/Supervisors'

There were no audience comments or Supervisors' requests.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Grillo and seconded by Mr. Leyon, with all in favor, the meeting adjourned at 1:50 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair